



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2 )	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

### BRIEF DESCRIPTION OF REQUEST

Request final plat review to subdivide by lot line elimination 5 existing lots into two new lots. Granting easements for cross-lot drainage, shared access to electric meters on proposed Lot 1-A, and gas line to cross Lot 2-A. Admin Decision alleyway width.

<b>APPLICATION INFORMATION</b>			
Applicant/Owner: The Sanitary Tortilla Factory		Phone:	
Address: 401 2nd Street SW		Email:	
City: Albuquerque	State: NM	Zip: 87102	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners: SB Development, LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Lots 1 thru 5		Block: 37	Unit:
Subdivision/Addition: NM Town Company's Original Townsite		MRGCD Map No.:	UPC Code: 101405721030121113
Zone Atlas Page(s): K-14-Z	Existing Zoning: MX-FB-UD	Proposed Zoning	
# of Existing Lots: 5	# of Proposed Lots: 2	Total Area of Site (Acres): 0.4082	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 401 2nd Street SW		Between: Lead Ave SW	and: Coal Ave SW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR-2022-007471			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 11/18/2022
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### ☐ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing?   N/A   if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Scale drawing of the proposed subdivision plat
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### ☒ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing?   N/A   if yes, indicate language: \_\_\_\_\_

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets
- ☐ Proposed Infrastructure List, if applicable
- ☒ Required notice with content per IDO Section 14-16-6-4(K)
  - ☒ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☒ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ☐ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### ☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

**FORM S: PRE-APPROVALS/SIGNATURES**

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal Description & Location:** Lots 1-5, Block 37 NM Town Company's Original Townsite, located at  
401 2nd Street SW between Lead and Coal Ave SW / Sanitary Tortilla Factory

**Job Description:** Preliminary / Final Minor Plat creating 2 lots from 5 existing lots and granting easements [PR-2022-007471]

☐ **Hydrology:**

• Grading and Drainage Plan	<u>      </u> Approved	<u>  X  </u> NA
• AMAFCA	<u>      </u> Approved	<u>  X  </u> NA
• Bernalillo County	<u>      </u> Approved	<u>  X  </u> NA
• NMDOT	<u>      </u> Approved	<u>  X  </u> NA
• MRGCD	<u>      </u> Approved	<u>  X  </u> NA

Renee C. Brissette 11/01/22  
 Hydrology Department Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	<u>      </u> Approved	<u>  X  </u> NA
• Traffic Impact Study (TIS)	<u>      </u> Approved	<u>  X  </u> NA
• Neighborhood Impact Analysis (NIA)	<u>      </u> Approved	<u>  X  </u> NA
• Bernalillo County	<u>      </u> Approved	<u>  X  </u> NA
• NMDOT	<u>      </u> Approved	<u>  X  </u> NA

Ernest Armijo 11/1/2022  
 Transportation Department Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	<u>      </u> Approved	<u>      </u> NA
• ABCWUA Development Agreement	<u>      </u> Approved	<u>      </u> NA
• ABCWUA Service Connection Agreement	<u>      </u> Approved	<u>      </u> NA

Edwin Bergeron 11/1/2022  
 ABCWUA Date

☐ Infrastructure Improvements Agreement (IIA\*)        Approved  
☐ AGIS (DXF File)        Approved  
☐ Fire Marshall Signature on the plan        Approved

☐ **Signatures on Plat**

• Owner(s)	<u>      </u> Yes	
• City Surveyor	<u>      </u> Yes	
• AMAFCA**	<u>      </u> Yes	<u>      </u> NA
• NM Gas**	<u>      </u> Yes	
• PNM**	<u>      </u> Yes	
• COMCAST**	<u>      </u> Yes	
• MRGCD**	<u>      </u> Yes	<u>      </u> NA

\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

\*\* Signatures required for **Final Plat** application and not required for **Preliminary Plat** application







**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

November 11, 2022

Development Review Board  
City of Albuquerque

**Re: Final Plat Review for Proposed Replat for Lots 1-A and 2-A, Block 37 of NM Town Company's Original Townsite being comprised of Lots 1 thru 5, Block 37 of NM Town Company's Original Townsite and proposed easements**

Members of the Board:

Cartesian Surveys is acting as an agent for The Sanitary Tortilla Factory, and we request a final plat review of our proposed subdivision to create two (2) new lots from five (5) existing lots by lot line elimination between existing Lots 1 thru 5, Block 37 of NM Town Company's Original Townsite. The property is currently zoned as MX-FB-UD (Mixed-Use – Form Based – Urban Development). A sketch plat hearing was held for this property on August 17, 2022 under PR-2022-007471.

There is an existing building which will be separated along its common wall with the proposed subdividing line. A maintenance easement is proposed to allow both proposed lots to access the electric meters on proposed Lot 1-A, and a gas easement to provide access for the service up to the proposed subdivision line. We also request an administrative decision to allow the existing public right-of-way to remain 16 feet in width.

**ABCWUA**

1. The subject parcel(s) has one existing ABCWUA water and sewer account. Prior to plat approval separate water services, sewer services and separate accounts shall be provided for proposed lot 1-A and 2-A. Each legally platted property shall have individual, independent private sanitary sewer services and water services. No property shall share a private sewer or water service with any other property.

Noted, see attached account sheet which has separated account numbers designated by address. As an aside, the client told me both meters are billed separately by ABCWUA per their website, with the accounts shown under a 390 Second Street address instead of as 403 Second St. The account numbers correspond to both solid waste and water services.

403 Second St SW Account (Lot 1-A) 5903929560

407 Second St SW account (Lot 2-A) 3903929560

2. Utility Plan:
  - a. Provide a utility plan that indicates the location of proposed services.
  - b. Show existing public water and public sewer mains and any associated easements on the utility plan

Water services are located along 2<sup>nd</sup> Street frontage. There is an SAS collector line along Lead and the collector along the alleyway south of Lot 2-A is used for that portion of the building, as shown on site sketch.

Any existing fire hydrant that does not meet ADA shall be relocated accordingly and included on an infrastructure list. If a fire hydrant is included on an infrastructure list, the City requires this installation to be completed with a work order and not a Water Authority mini work order.

3. For plats associated with developments that are not for single family use (i.e. commercial, multi-family, industrial, etc.), an infrastructure list may not be required for the inclusion of required fire hydrants. If an infrastructure list is going to be required for non-Water Authority items, it is appropriate to include the necessary fire hydrants. If an infrastructure list is not required, the required fire hydrants will not necessitate the need for an infrastructure list, as the City FMO has a process to confirm that the required fire hydrants are in place for these types of uses. If a fire hydrant is included on an infrastructure list, the City requires this installation to be completed with a work order and not a Water Authority mini work order.

Fire Marshall had no issues with the platting action for fire suppression systems. Hydrant was determined not an ADA issue at sketch, given it maintains existing conditions and hydrant is 4.7 feet from face of curbing, so there is sufficient space around hydrant.

4. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.
  - a. Per the provided site sketch the existing meter is located east of proposed lot 2-A. The property owner shall determine which lot will utilize the existing meter/account. If proposed lot 1-A is intending to use this water meter, a private water service easement will be required across lot 2-A.
  - b. The private sanitary sewer service shall also be located to identify which lot will utilize it and if a private sewer service easement will be required.
5. For Information Only
  - a. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
  - b. Coordinate/confirm with fire marshal that existing single fire hydrant is adequate for the property.
  - c. This project is within the adopted service area.
  - d. Pro rata is not owed for this property.
  - e. Proposed Lot 1-A can get routine sewer service from Lead Ave and water from 2<sup>nd</sup>. Lots 2-A can acquire sewer service from alley and water from 2<sup>nd</sup> Street.

Noted

### **Code Enforcement**

1. Property is zoned MX-FB-UD, Mixed-Use Form Based, Urban Development – not NR-FB-UD as noted in submittal. Development is subject to Dimensional Standards as per IDO Table 2-4-11 and other applicable regulations in IDO 2-4(E), Mixed Use Zone Districts.
2. Code Enforcement has no objections to the proposed platting action.

Noted



## Hydrology

- The site will need a cross-lot drainage easement naming beneficiaries and maintenance responsibility.
- Any future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted, see easement 2 granted with the filing of this plat.

## Parks and Recreation

08-17-2022

No comments for the requested lot line adjustments. Street trees required on Lead Ave SW and 2<sup>nd</sup> Street SW if new development is applicable per IDO Section 5-6(B).

Noted

## Transportation

1. No objection

Noted, handicapped parking and accompanying signage will be added to south minor lot.

## Planning

- Please clarify if there is demo and/or redevelopment proposed. New development may require compliance with current IDO standards.

No planned demo or development.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity
- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of

New Mexico.

Any future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- Future development must meet all applicable standards and provisions of any previously approved Site Plan. Changes to any previously approved Site Plan may require minor/major amendments. If none exist and/or where silent, all development must meet standards and provisions of IDO (MX-FB-UD) and the DPM. If there is no change to the existing buildings and/or expansion of the gross floor area—merely a replat is requested--then the applicant may not need to meet all current MX-FB-UD standards.
- For future development, please reference the following IDO sections:
  - Table III – Provisions for ABC Comp Plan Centers & Corridors. See MT-Major Transit, MS-Main Street, PT-Premium Transit.
  - 2-4-E, Mixed Use Form Based Zone District standards. Table 2-4-11
  - Property is within several mapped areas. Each has separate standards pertaining to new development. See Railroad & Spur, Downtown area, sensitive lands-Drainage Area.
  - Nonconformance per 6-8(G)(1) nonconforming site features and 6-8(D) nonconforming structures and Pre-1965 buildings.
  - 7-1 Use and development definitions.

Noted, revocable permit for awnings into 2<sup>nd</sup> Street right-of-way have been applied for with the DRC. Gross floor area will not change at this site. There is an existing agreement for the trash enclosure (see attached account sheet provided by solid waste).

Thank you for your consideration,  
Ryan J. Mulhall



**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

November 18, 2022

Development Review Board  
City of Albuquerque

**Re: Justification of DRB Decision regarding Administrative Decision on right-of-way width for public alleyway as part of the Final Plat Review for Proposed Subdivision of Lot 1-A and 2-A, Block 37 of NM Town Company's Original Townsite**

Members of the Board:

Cartesian Surveys is acting as an agent for The Sanitary Tortilla Factory, and we request a final plat review of our proposed subdivision to create two (2) new lots from five (5) existing lots by lot line elimination between existing Lots 1 thru 5, Block 37 of NM Town Company's Original Townsite. The property is currently zoned as MX-FB-UD (Mixed-Use – Form Based – Urban Development). A sketch plat hearing was held for this property on August 17, 2022 under PR-2022-007471.

This letter addresses our request for an administrative decision to allow the existing right of way width of the paved public alleyway along the southern margin of our property.

**Administrative Decision request for allowing existing right-of-way width for public alleyway west of subject lots**

The existing width along the public alleyway south of our proposed subdivision is 16 feet in width. This is deficient from the DPM required width for an alleyway of 20 feet, per Table 7.3.34 of the DPM, and so we request an administrative decision to allow the existing right-of-way width to be allowed for our final plat.

As per the IDO section for waiver from sidewalk requirements, section 6-6(P)(3)(a), there are existing obstructions on both sides of the public alley which cannot be easily ignored to accommodate widening the right-of-way. The right-of-way width is in character of the neighborhood, where alleys were historically only 16 feet wide and were in place before the current IDO and DPM standards. There are buildings, fences, and utility improvements in this area which make widening the right-of-way unfeasible. Varying from the normal right-of-way width requirements allows for revitalized use of our undeveloped lots.

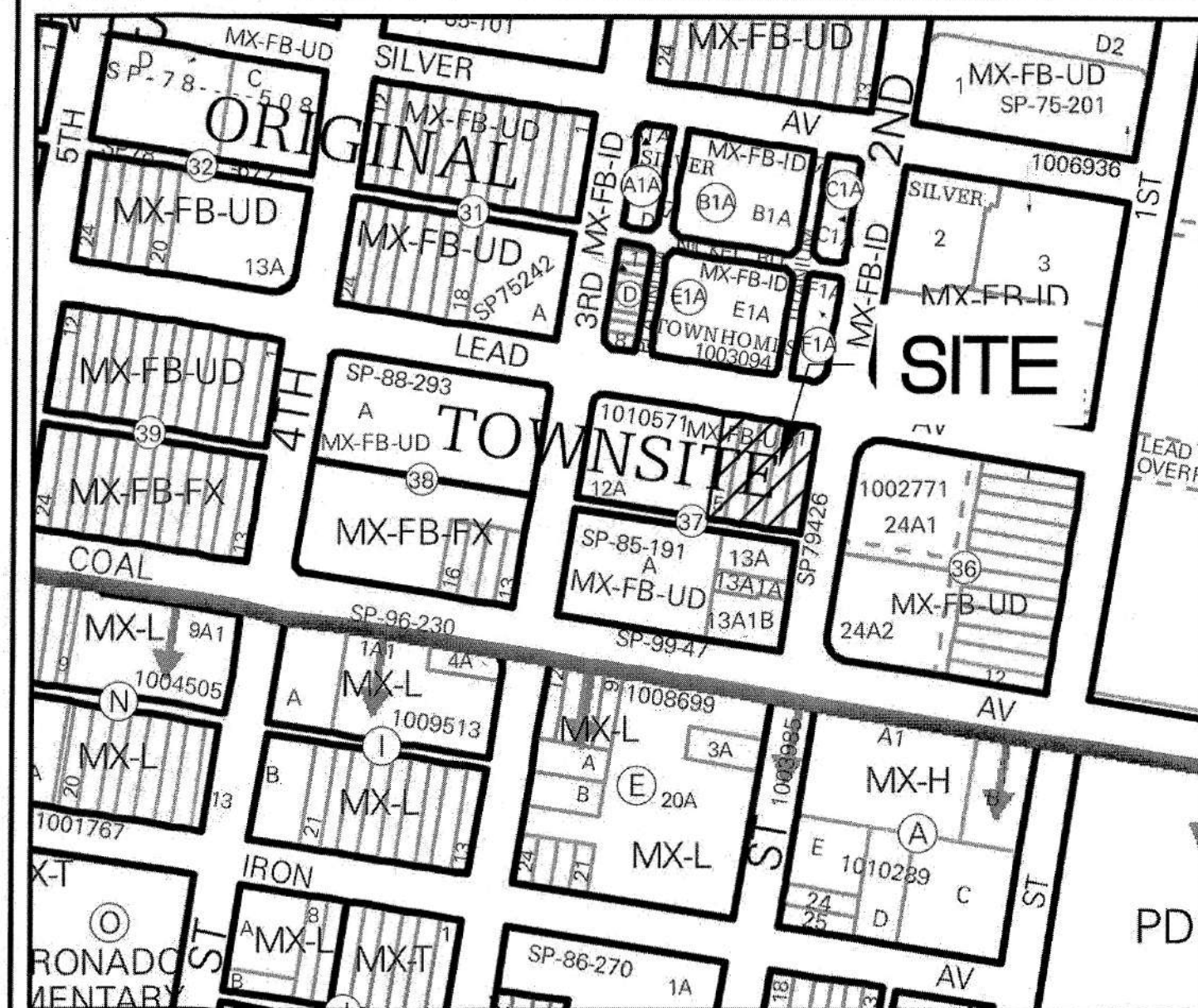
Per 6-6(P)(3)(b), approval would not materially run contrary to public safety, health, or welfare as the alley has been used as a private access of our southerly proposed lot and for alternative exit from the western properties than for regular public use as a minor roadway. The alley is only used between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street SW before dead ending on the opposite side of said rights-of-way, and has existed in this state for some

time. There are currently utility lines in place to maximize public welfare in this location given the existing conditions. Widening the right-of-way at this location only would not benefit the right-of-way but would cause an unconformity with the surrounding lots.

Per 6-6(P)(3)(c), approval would not significantly impact surrounding properties materially, as they too are under the same conditions of a deficient right-of-way which would displace their improvements and buildings if widened.

Thank you for your time and consideration.  
Ryan J. Mulhall





Vicinity Map - Zone Atlas K-14-Z

N.T.S.

## Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE, HAVING FILE NO. 2111719 AND AN EFFECTIVE DATE OF DECEMBER 14, 2021 AND REVISION NO. 1 DATED DECEMBER 22, 2021.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 1882, IN BOOK D, PAGE 140.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2016, AS DOCUMENT NO. 2016115553.

## Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

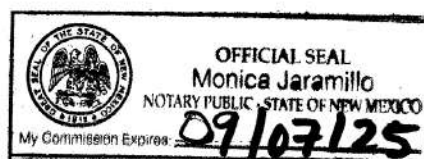
## Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SHERI CRIDER, MANAGER  
SB DEVELOPMENT LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

DATE

STATE OF NEW MEXICO }  
COUNTY OF Sandoval }



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_  
BY: SHERI CRIDER, MANAGER, SB DEVELOPMENT LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 09/07/25

## Indexing Information

Section 20, Township 10 North, Range 3 East, N.M.P.M.  
as Projected into the Town of Albuquerque Grant  
Subdivision: NM Town Company's Original Townsite  
Owner: SB Development, LLC  
UPC #: 101405721030121113

## Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

## Subdivision Data

GROSS ACREAGE, ..... 0.4082 ACRES  
ZONE ATLAS PAGE NO., ..... K-14-Z  
NUMBER OF EXISTING LOTS, ..... 5  
NUMBER OF LOTS CREATED, ..... 2  
MILES OF FULL-WIDTH STREETS, ..... 0.0000 MILES  
MILES OF HALF-WIDTH STREETS, ..... 0.0000 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, ..... 0.0000 ACRES  
DATE OF SURVEY, ..... AUGUST 2022

## Plat Approvals:

PNM Electric Services <i>Natalia Antonio</i> <small>Natalia Antonio (Oct 11, 2022 17:08 MST)</small>	Oct 27, 2022
Qwest Corp. d/b/a CenturyLink QC <i>Pamela C. Stone</i> <small>Pamela C. Stone (Nov 11, 2022 14:12 MST)</small>	Oct 11, 2022
New Mexico Gas Company <i>Mike Mortus</i> <small>Mike Mortus (Oct 11, 2022 14:58 MST)</small>	Nov 11, 2022
Comcast	Oct 11, 2022

## Notes

1. FIELD SURVEY PERFORMED IN JULY AND AUGUST 2022
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

## Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED THIRTY-SEVEN (37) OF THE NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TOWNSITE, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1882, IN PLAT BOOK D, PAGE 140.

## Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

## Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

## Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC #: 101405721030121113

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for  
Lots 1-A and 2-A, Block 37  
NM Town Company's  
Original Townsite  
Being Comprised of  
Lots 1-5, Block 37  
NM Town Company's Original  
Townsite  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2022

Project Number: PR-2022-007471

Application Number:

## City Approvals:

*Loren Risenhoover P.S.* 10/7/2022  
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAF

City Engineer

DRB Chairperson, Planning Department

MRGCD

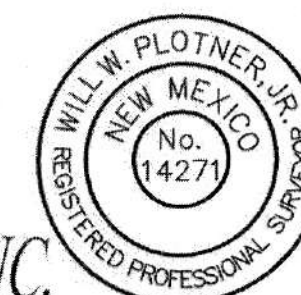
## Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Will Plotner Jr.* 9/27/2022  
Will Plotner Jr.  
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com



Sheet 1 of 2  
221272



Easement Notes

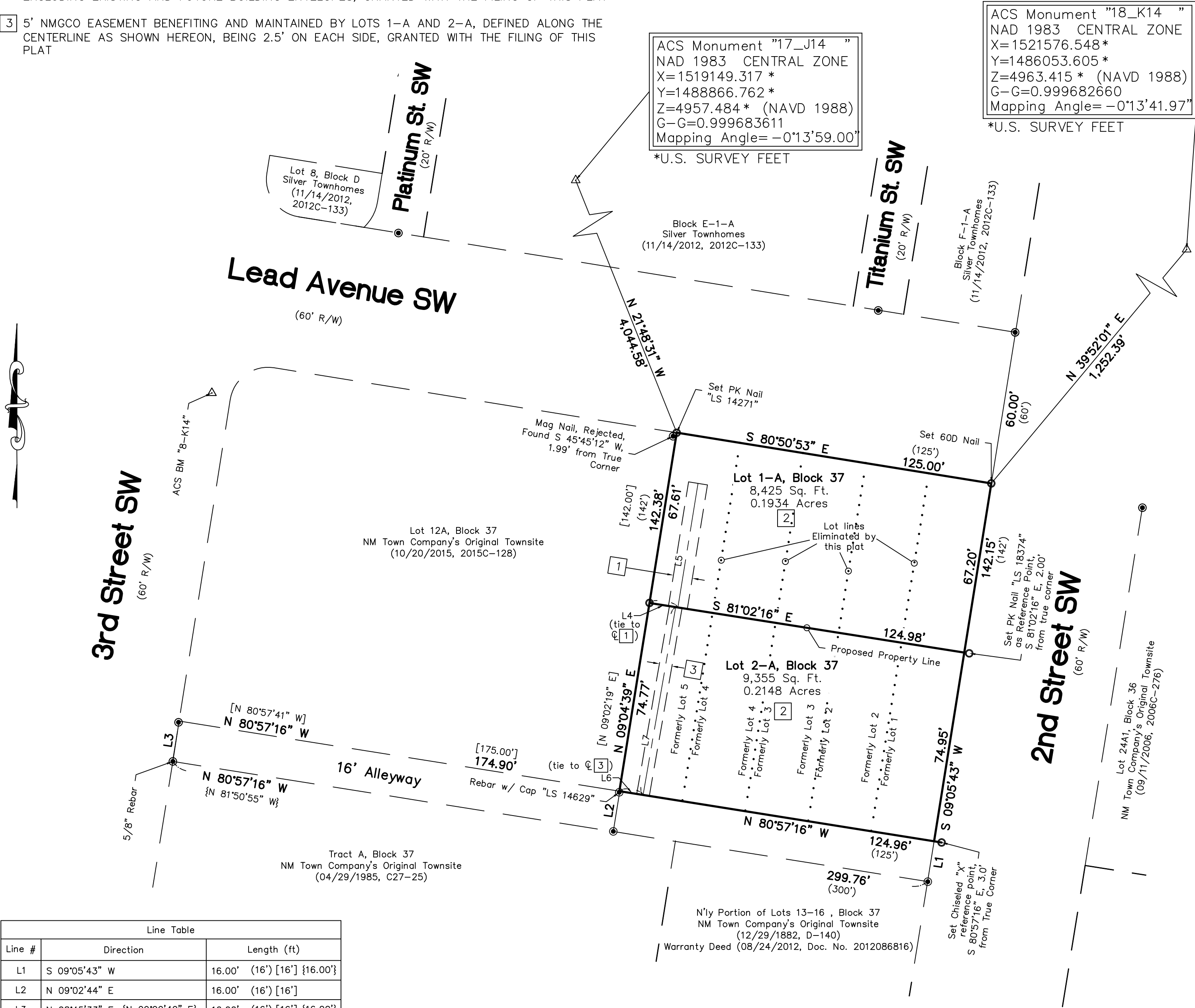
- 1
- 7.5' PRIVATE MAINTENANCE EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A AND 2-A, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, BEING 3.75' ON EACH SIDE, WITH THE EASTERN SIDE OF THE 7.5' EASEMENT COINCIDING THE WESTERN FACE OF THE EXISTING BUILDING, GRANTED WITH THE FILING OF THIS PLAT.

- 2
- PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A AND 2-A, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, GRANTED WITH THE FILING OF THIS PLAT

- 3
- 5' NMGCO EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A AND 2-A, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, BEING 2.5' ON EACH SIDE, GRANTED WITH THE FILING OF THIS PLAT

DRB Determination Notes

A DRB ADMINISTRATIVE DETERMINATION ALLOWING THE EXISTING ADJOINING PUBLIC ALLEYWAY WIDTH OF SIXTEEN (16) FEET IN PLACE OF THE DPM REQUIRED TWENTY (20) FEET WIDTH FOR AN A PUBLIC ALLEYWAY, WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON \_\_\_\_\_, 20\_\_\_\_\_.



Plat for  
Lots 1-A and 2-A, Block 37  
NM Town Company's  
Original Townsite  
Being Comprised of  
Lots 1-5, Block 37  
NM Town Company's Original  
Townsite  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/29/1882, D-140)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/20/2015, 2015C-128)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (04/29/1985, C27-25)
●	FOUND CHISELED "X" UNLESS OTHERWISE INDICATED
○	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com



Easement Notes

- 1

7.5' PRIVATE MAINTENANCE EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A AND 2-A, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, BEING 3.75' ON EACH SIDE, WITH THE EASTERN SIDE OF THE 7.5' EASEMENT COINCIDING THE WESTERN FACE OF THE EXISTING BUILDING, GRANTED WITH THE FILING OF THIS PLAT.
- 2

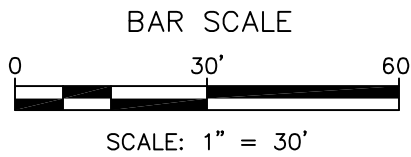
PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A AND 2-A, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, GRANTED WITH THE FILING OF THIS PLAT
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Site Sketch for  
Lots 1-A and 2-A, Block 37  
NM Town Company's  
Original Townsite  
Being Comprised of  
Lots 1-5, Block 37  
NM Town Company's Original  
Townsite  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/29/1882, D-140)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/20/2015, 2015C-128)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (04/29/1985, C27-25)
⊙	FOUND CHISELED "X" UNLESS OTHERWISE INDICATED
○	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
□	UTILITY PEDESTAL
■	BOLLARD
—□—	METAL FENCE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
⊕	ELECTRIC METER
⊞	TRAFFIC MAST
⊞	PULL BOX
⊞	GAS METER
⊞	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	SANITARY SEWER MANHOLE
•∞	SAS CLEANOUT
⊞	SIGN
⇄	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—G—	UNDERGROUND GAS UTILITY LINE



Line Table		
Line #	Direction	Length (ft)
L1	S 09°05'43" W	16.00' (16') [16'] {16.00'}
L2	N 09°02'44" E	16.00' (16') [16']
L3	N 08°45'33" E {N 09°00'40" E}	16.00' (16') [16'] {16.00'}
L4	S 81°02'16" E	11.27'
L5	N 09°13'08" E	49.25'
L6	S 80°57'16" E	9.38'
L7	N 09°52'18" E	74.79'

defines esmt. [1] tie from proposed corner

defines esmt. [1] ☐

defines esmt. [3] tie from existing SW corner

defines esmt. [3] ☐

CSI-CARTESIAN SURVEYS INC.

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Phone (505) 896 - 3050 Fax (505) 891 - 0244

wplotnerjr@gmail.com

## 401 2nd Street SW Public Notice Inquiry Sheet Submission

Carmona, Dalaina L. <dlcarmona@cabq.gov>  
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Mon, Nov 14, 2022 at 1:51 P

### PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
ABQCore Neighborhood Association	Rick	Rennie	<a href="mailto:rickrennie@comcast.net">rickrennie@comcast.net</a>	326 Lucero Road			Albuquerque	NM	87048
ABQCore Neighborhood Association	Joaquin	Baca	<a href="mailto:bacajoaquin9@gmail.com">bacajoaquin9@gmail.com</a>	100 Gold Avenue	#408	Albuquerque	NM	87102	5054176689

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>

**Sent:** Monday, November 14, 2022 11:22 AM

**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 1 thru 5, Block 37 of the New Mexico Town Company's Original Townsite of Albuquerque, New Mexico, as the same is shown on the plat filed in the office of the probate clerk and ex-officio recorded on December 29, 1882, in Plat Book D, Page 140.

Physical address of subject site:

401 2nd Street SW

Subject site cross streets:

2nd Street SW and Lead Ave SW

Other subject site identifiers:

Sanitary Tortilla Factory and FastSigns


This site is located on the following zone atlas page:

K-14-Z

Captcha

x

---

 IDOZoneAtlasPage\_K-14-Z\_Marked.pdf  
677K



Ryan Mulhall <cartesianryan@gmail.com>

---

## ABQCore NA - Notice of Final Plat Submission for Subdivision 401 2nd Street SW [PR-2022-007471]

---

Ryan Mulhall <cartesianryan@gmail.com>

Thu, Nov 17, 2022 at 6:04 PM

To: "rickrennie@comcast.net" <rickrennie@comcast.net>, "bacajoaquin9@gmail.com" <bacajoaquin9@gmail.com>

Hello ABQCore Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will apply for a submittal for a final plat for minor subdivision to the Development Review Board (DRB), on behalf of the owner and our client SB Development, LLC, under the project number of our Plat [PR-2022-007471].

The subject property is located at 401 2nd Street SW at the SW corner of Lead Ave SW and 2nd Street SW. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat.

The exhibit shows we intend to eliminate the existing interior lot lines and place a new lot line to subdivide along a shared wall of the existing commercial building on the property. Our plat also grants easements for cross-lot drainage, private maintenance access, and a gas line easement leading from the public alleyway to the northern lot. The property was approved for a revocable permit, allowing the existing awnings on the frontage of the building to remain, as they hang into the western right-of-way for 2nd Street. Finally, we are also asking for an administrative decision from the DRB to allow the existing public alleyway adjoining our property to remain 16 feet, as it is characteristic of the area.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on November 30, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

---

### 4 attachments



**CABQ-Official\_pub\_notice\_form-[PR-2022-007471].pdf**  
1118K



**ABQ Core NA - Emailed-Notice-PubHearing - PR-2022-007471.pdf**  
197K



**IDOZoneAtlasPage\_K-14-Z\_Marked.pdf**  
677K



**221272\_SS\_11-11-22.pdf**



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:	DRB - Preliminary / Final Plat for Minor Subdivision
Decision-making Body:	Development Review Board (DRB)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b>

**PART II - DETAILS OF REQUEST**


Address of property listed in application:	401 2nd Street SW
Name of property owner:	SB Development, LLC.
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	November 30, 2022 at 9AM over remote Zoom Meeting (link in DRB agenda)
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050 for subdivision information

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

- ☒ Zone Atlas page indicating subject property.
- ☒ Drawings, elevations, or other illustrations of this request.
- ☐ Summary of pre-submittal neighborhood meeting, if applicable.
- ☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) November 17, 2022 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: November 17, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: ABQCore Neighborhood Association

Name of NA Representative\*: Rick Rennie and Joaquin Baca

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: rickrennie@comast.net  
bacafoaquin@gmail.com

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 401 2nd Street SW  
Location Description SW Corner of 2nd Street and Lead Avenue SW
2. Property Owner\* SB Development LLC
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☒ Other: Revocable permit (awnings on building over western right-of-way for 2nd Street SW

Summary of project/request<sup>2</sup>\*:

Subdivide 5 existing lots into 2 new lots and grants 2 easements (NMGCO and  
private maintenance access)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: November 30, 2022 at 9AM

Location\*<sup>3</sup>: Public Hearing over Zoom Meeting, link in DRB agenda posted at link below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please email cartesianryan@gmail.com or 505-896-3050

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14-7

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.4082 Acres
2. IDO Zone District MX-FB-UD
3. Overlay Zone(s) [if applicable] \_\_\_\_\_
4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Commercial buildings (sign printing and art gallery)

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: N/A [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

November 18, 2022

Development Review Board  
City of Albuquerque

**Re: Final Plat Review for Proposed Replat for Lots 1-A and 2-A, Block 37 of NM Town Company's Original Townsite being comprised of Lots 1 thru 5, Block 37 of NM Town Company's Original Townsite and proposed easements (Sensitive Site analysis)**

Members of the Board:

Cartesian Surveys is acting as an agent for The Sanitary Tortilla Factory, and we request a final plat review of our proposed subdivision to create two (2) new lots from five (5) existing lots by lot line elimination between existing Lots 1 thru 5, Block 37 of NM Town Company's Original Townsite. The property is currently zoned as MX-FB-UD (Mixed-Use – Form Based – Urban Development). A sketch plat hearing was held for this property on August 17, 2022 under PR-2022-007471.

There is an existing building which will be separated along its common wall with the proposed subdividing line. A maintenance easement is proposed to allow both proposed lots to access the electric meters on proposed Lot 1-A, and a gas easement to provide access for the service up to the proposed subdivision line. The sensitive site analysis is summarized below:

**Floodplains and flood hazard areas:** N/A, within Zone X, area of minimal flood hazard of FEMA classification FIRMette 35001C0334G effective 09/26/2008

**Steep Slopes:** N/A, site is relatively level, having been developed for the existing commercial buildings and parking lot;

**Unstable Soils:** N/A

**Wetlands:** N/A

**Arroyos:** N/A

**Irrigation Facilities:** N/A

**Escarpment / Rock Outcroppings:** N/A

**Large Stands of mature trees:** N/A

**Archeological sites:** N/A under 5 acres in total

Thank you for your time and consideration.  
Ryan J. Mulhall



# SW View of 401 2nd Street SW

Write a description for your map.



Google Earth

© 2022 Google





# CITY OF ALBUQUERQUE

## Solid Waste Management Department



### Service Contract

21585

Date Prepared 10-11-2016  
 Account# 1903929560 (12%)  
 Name of Company RESIDENT, CURRENT  
 Contact Name KIM SLAGLE  
 E-mail Address KIM@SLAGLEHERR.COM  
 Street Address 413 2<sup>ND</sup> ST SW  
 Mailing Address SAME

SERVICE CHANGES		
Increase <input type="checkbox"/>	Decrease <input type="checkbox"/>	Update <input checked="" type="checkbox"/>
New Service <input type="checkbox"/> Stop Service <input type="checkbox"/>		

Phone 246-0870  
 Fax# NA  
 City ALBUQUERQUE State NM Zip 87102  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

QTY	Bin Size	Code	Cost*	Hazard		Bin Owner		Comments
				Yes	No	City	Private	
A	1	6YD	92	\$26.10		✓	✓	
B			\$					SHARED ACCT'S WITH ACCT #'S
C			\$					7803929560 @ 201 COAL AVE SW - (12%)
D			\$					9803929560 @ 417 2 <sup>ND</sup> ST SW (12%)
E			\$					3903929560 @ 407 2 <sup>ND</sup> ST SW (32%)
F			\$					5903929560 @ 403 2 <sup>ND</sup> ST SW (32%)
G			\$					
H			\$					
I			\$					
J			\$					
Subtotal			\$26.10	*If there is an error on the cost of service + or - 25% Solid Waste will make the correction on the Service Contract, but will not complete a new Service Contract.				

MFDR <input type="checkbox"/> CITY FACILITY RECYCLE <input type="checkbox"/>			
# UNITS	# CARTS	COST	TOTAL
0	0	\$ 0	\$ 0

Customer Class					(Office Use Only)
Restaurant <input type="checkbox"/>	Hotel <input type="checkbox"/>	Hospital <input type="checkbox"/>	Apts <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	
Preferred Pickup Day (s)**					(Office Use Only)
Monday <input type="checkbox"/>	Tuesday <input type="checkbox"/>	Wednesday <input type="checkbox"/>	Thursday <input type="checkbox"/>	Friday <input type="checkbox"/>	Saturday <input type="checkbox"/>

\*\*Dependent on department approval. Subject to change.

Cost	+ Locks/Gate Fee	+ MFD / CFR	+ Admin. Fee	= Monthly Total Cost ***	Deposit
\$26.10	\$ 0	\$ 0	\$14.50	\$40.60	\$ 0

\*\*\*Does not include fuel surcharge or tax

Bin Location: SAME

Comments: TRASH REMAINS THE SAME CODE 92 1/6YD CITY LB  
UPDATING SHARED ACCTS

PRINCIPAL OWNER/Property Manager ☒ TENANT ☐

NO SERVICE WILL BE RENDERED UNTIL THIS CONTRACT IS SIGNED BY CUSTOMER. ABOVE SERVICE IS IN ACCORDANCE WITH MUNICIPAL REFUSE COLLECTION ORDINANCE CHAPTER 9 - 10, ENACTMENT 42-1980. PROPERTY MAY BE SUBJECT TO LIEN FOR FAILURE TO PAY ALL CHARGES. I AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE MUNICIPAL REFUSE COLLECTION ORDINANCE AND OF THIS AGREEMENT.

Principal Owner/Property Manager/Tenant Signature [Signature] Kim Slagle  
 Principal Owner/Property Manager/Tenant Print Name Kim Slagle  
 Date 10-17-2016

BELOW LINE FOR OFFICE USE ONLY

1st Review: oem 10/11/16 Final Review: [Signature]  
 INIT. DATE INIT. DATE Account Representative Effective Date of Contract



Ryan Mulhall <cartesianryan@gmail.com>

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## DRB Sketch Plat Comments for 401 2nd Street Replat

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sheri crider <sherilcridergmail.com>

Fri, Sep 2, 2022 at 1:02 PM

To: Ryan Mulhall <cartesianryan@gmail.com>, "Will Plotner Jr." <wplotnerjrgmail.com>

----- Forwarded message -----

From: **Barnes, Brian K.** <bbarnes@cabq.gov>

Date: Fri, Sep 2, 2022 at 11:47 AM

Subject: RE: DRB Sketch Plat Comments for 401 2nd Street Replat

To: sheri crider <sherilcridergmail.com>

Dear Sheri,

The Albuquerque Fire Marshal Office has no issues with the new plotting of this location. If you have any further questions or concerns please let me know.

Thank you,

Brian Barnes

Lieutenant Fire Marshals Office

**Albuquerque Fire Rescue**

600 2<sup>nd</sup> Street NW

Albuquerque NM 87102

505 924 3611



**From:** sheri crider <sherilcridergmail.com>

**Sent:** Friday, September 2, 2022 11:07 AM

**To:** Barnes, Brian K. <[bbarnes@cabq.gov](mailto:bbarnes@cabq.gov)>

**Subject:** Fwd: DRB Sketch Plat Comments for 401 2nd Street Replat

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Brian,

I have attached the replat for addresses 401-407 2nd SW. We are replatting the property to reflect real building alignments. The replat does not affect current buildings layouts and/or isn't adding additional square footage or additions. Thanks so much.

[Quoted text hidden]



# CITY OF ALBUQUERQUE INVOICE

SB DEVELOPMENT

401 2ND ST SW

Reference NO: SI-2022-02049

Customer NO: CU-166977139

Date	Description	Amount
10/31/22	Application Fee	\$500.00
10/31/22	DRS Revocable Permits and License Agre	\$370.00

Due Date: 10/31/22

Total due for this invoice:

\$870.00

## Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

City of Albuquerque

Reference Number: 2022304003-17  
Date/Time: 10/31/2022 4:46:54 PM

Building Permits, Business Registrations,  
Code Enforcement Permits and Planning Appl  
ications

2022304003-17-1

Permit Information

Permit Number: SI-2022-02049

Permit Description: PLO02: Planning: Appli  
cation Fee (Site Improvement Plan)

Name: SB DEVELOPMENT - CU166977139

Amount: \$500.00

Permit Information

Permit Number: SI-2022-02049

Permit Description: DRS002: Planning: Desi  
gn Review & Construction (Site Improvement  
Plan)

Name: SB DEVELOPMENT - CU166977139

Amount: \$370.00

Total:

\$870.00

1 ITEM TOTAL:

\$870.00

TOTAL:

\$870.00

\*DUPLICATE RECEIPT 10/31/2022 4:47:13 PM\*

Check

\$870.00

Bank Account #: \*\*\*\*\*5766

Check Number: 1238

Bank Routing #: \*\*\*\*\*0980

Address:

Total Received: \$870.00









CE2022304003-17

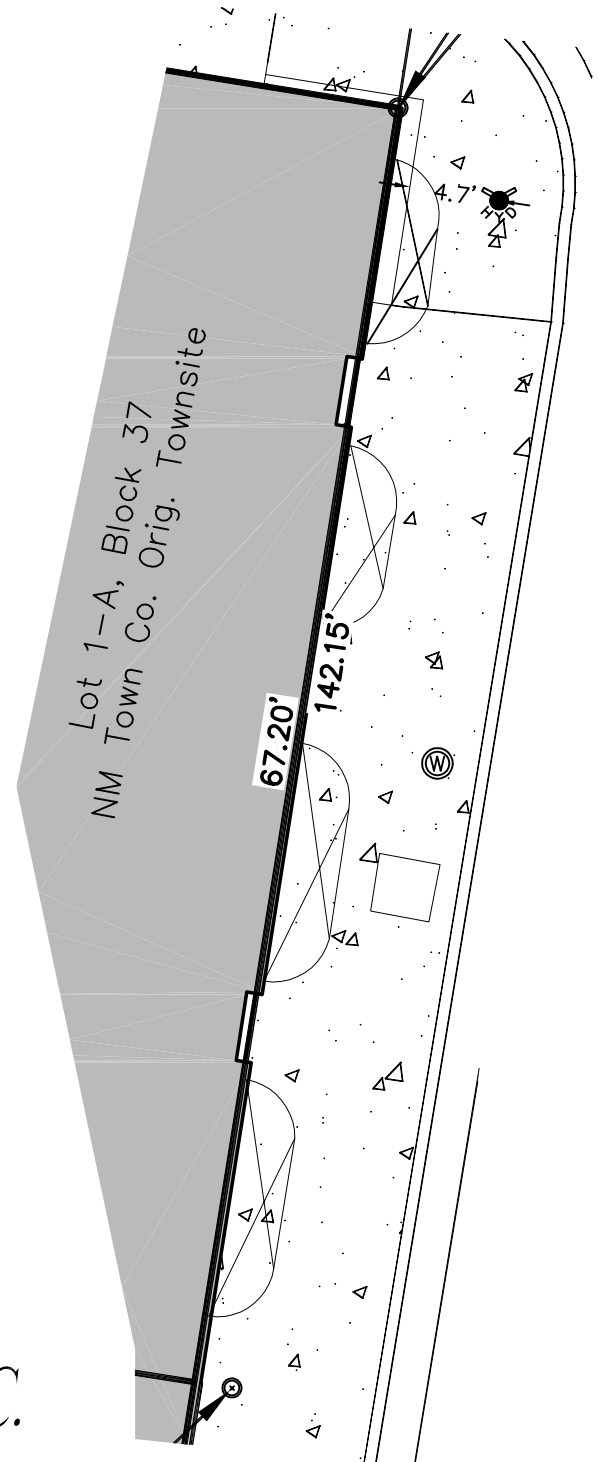
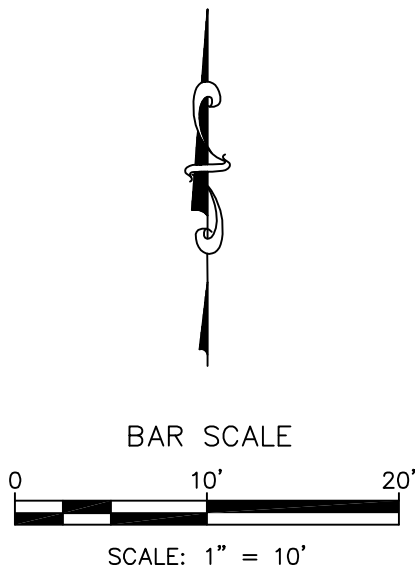
Thank you for your payment.



*Exhibit for*  
*Hydrant on Proposed Lot 1-A, Block 37*  
*NM Town Company's Original Townsite*  
*City of Albuquerque, Bernalillo County, New Mexico*  
*November 2022*

*Legend*

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
	FOUND CHISELED "X" UNLESS OTHERWISE INDICATED
	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED
	COVERED AREA
	CONCRETE
	WATER METER
	FIRE HYDRANT





Ryan Mulhall <cartesianryan@gmail.com>

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**RE: Termination of cov. + agreement doc for PR-2022-007623-try again tomorrow**

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**Compton, Carrie** <cacompton@cabq.gov>

Fri, Nov 18, 2022 at 10:02 AM

To: Ryan Mulhall <cartesianryan@gmail.com>

Cc: "Cherne, Curtis" <CCherne@cabq.gov>, "abrunacini@brunacini.com" <abrunacini@brunacini.com>

Hi Ryan,

The Termination was recorded yesterday. See attached.

The 2<sup>nd</sup> St Revocable Permit was just approved. Will record it today. I can try to run down there now and have it too you soon.

[Quoted text hidden]



**SKM\_C450i22111809590.pdf**

91K